

Charming country house, quietly located and away from the hustle and bustle of daily life.



## INFORMATION

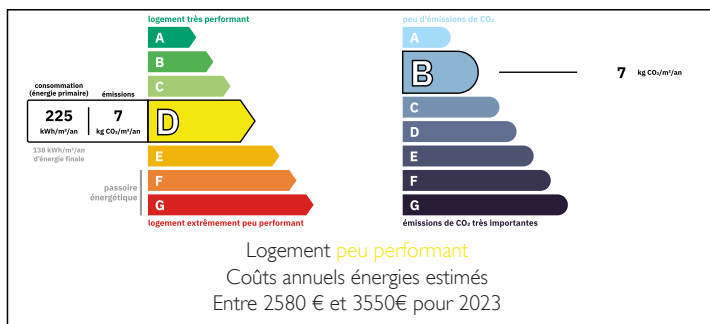
Town:	L'Habit
Department:	Eure
Bed:	5
Bath:	2
Floor:	182 m2
Plot Size:	1190 m2

## IN BRIEF

Discover this characterful house, a perfect blend of charm and authenticity. Whether it's your main residence or a second getaway, it offers an enclosed garden and terrace perfect for gatherings with friends or family.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 900 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This charming property is located just minutes from shops and amenities, 15 minutes from the train station leading to Paris Saint-Lazare, 30 minutes from Evreux, 1 hour from Paris, 1.5 hours from Deauville and its beaches, Dieppe, and Le Havre, and 3 hours 15 minutes from Calais. It comprises:

Ground Floor

Dining Room □ 18.6 m<sup>2</sup>

Fitted Kitchen □ 25 m<sup>2</sup>

Living Room □ 23 m<sup>2</sup>

Bedroom 1 □ 19.3 m<sup>2</sup>

Bathroom □ 9 m<sup>2</sup>

Floor 1

Bedroom 2 □ 9 m<sup>2</sup>

Bedroom 3 □ 6.8 m<sup>2</sup>

Bedroom 4 □ 9.8 m<sup>2</sup>

Bedroom 5 □ 29 m<sup>2</sup> With Mezzanine □ 6 m<sup>2</sup>

Bathroom □ 5.8 m<sup>2</sup>

Landing Room □ 14.9 m<sup>2</sup>

Cellar □ 22 m<sup>2</sup>

All on an enclosed plot of 1,190 m<sup>2</sup>

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>